

OCEAN TWO CONDOMINIUM

STATE FLORIDA

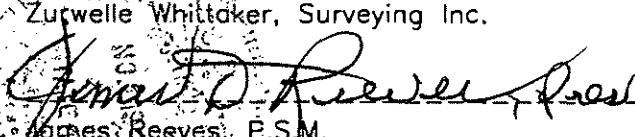
COUNTY OF DADE S.S.

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared James D. Reeves, by me well known and known to me to be the person hereinafter described, who being by me first duly cautioned and sworn, deposes and says on oath as follows, to wit:

1. That he is duly registered and duly licensed land surveyor authorized to practice under the laws of the State of Florida.
2. Affiant hereby certifies that the attached sketch and floor plans marked Exhibit 2, together with the wording of the Declaration of Condominium is an accurate representation of the location and dimensions of the ~~proposed~~ improvements to the land according to the plans and specifications, and that there can be determined therefrom the identification, location, dimensions and size of the common elements and of each condominium unit therein. There may exist some variance, between the proposed improvements and the improvements as constructed.
3. The improvements represented hereon have been constructed, inspected, measured, and certified upon "substantial" completion in accordance with the provisions of Florida Statute 718.104.
4. That the architectural used plans in the preparation of this Exhibit 2-1, were prepared by Sieger Architectural Partnership, 9300 S. W. 8th Avenue, Suite 6, Miami, Florida 33176. (305) 274-2702.
5. That the elevations shown for each floor are based on mean sea level datum, 1929 general adjustment, of the United States Coast and Geodetic Survey.

FURTHER AFFIANT SAYETH NAUGHT.

Zurwelle Whittaker, Surveying Inc.


James Reeves, P.S.M.

Professional Surveyor and Mapper,
State of Florida #2194

OCEAN TWO CONDOMINIUM

LEGAL DESCRIPTION OF PROPERTY:

A parcel of land lying in Section 2, Township 52, RANGE 42 East, Miami Dade County Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract "D" Amended Plat of North Biscayne Beach, recorded in Plat Book 44, Page 42 of the public records of Miami-Dade County, Florida; thence N03°04'26"E for 520.24 feet; thence N88°03'56"E along the northerly line of Tract "D" for 433.33 feet; to the intersection of the Erosion Control Line as recorded in Plat Book 134, at page 47 of the Public Records of Miami-Dade County; thence S03°01'22"W for 511.83 feet along said Erosion Control Line to the intersection of the Southerly line of Tract D; thence S86°58'06"W for 434.43 feet along Southerly line of Tract D to the POINT OF COMMENCEMENT.

Containing 222,849 square feet (5.11 acres) more or less.

LEGAL DESCRIPTION OF NORTH EASEMENT:

A parcel of land lying in Section 2, Township 52, RANGE 42 East, Miami Dade County Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract "D" Amended Plat of North Biscayne Beach, recorded in Plat Book 44, Page 42 of the public records of Miami-Dade County, Florida; thence N03°04'26"E for 520.24 feet to a POINT OF BEGINNING; thence N88°03'56"E along the northerly line of Tract "D" for 433.33 feet; to the intersection of the Erosion Control Line as recorded in Plat Book 134, at page 47 of the Public Records of Miami-Dade County; thence S03°01'22"W for 82.31 feet along said Erosion Control Line; thence S88°03'56"W for 271.47 feet; thence N01°56'05"W for 33.04 feet; thence S88°03'56"W for 159.19 feet; thence N03°04'26"E for 49.07 feet to the POINT OF BEGINNING.

Containing 31,726 square feet (0.72 acres) more or less.

LEGAL DESCRIPTION OF SOUTH EASEMENT:

A parcel of land lying in Section 2, Township 52, RANGE 42 East, Miami Dade County Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract "D" Amended Plat of North Biscayne Beach, recorded in Plat Book 44, Page 42 of the public records of Miami-Dade County, Florida; thence N03°04'26"E for 25.13 feet; thence N86°58'06"E for 434.57 feet to the intersection of the Erosion Control Line as recorded in Plat Book 134, at page 47 of the Public Records of Miami-Dade County; thence S03°01'22"W for 25.14 feet along said Erosion Control Line to the intersection of the Southerly line of Tract D; thence S86°58'06"W for 434.43 feet along Southerly line of Tract D to the POINT OF COMMENCEMENT.

Containing 191,128 square feet (4.39 acres) more or less.

Legal Description

OCEAN TWO CONDOMINIUM

SURVEYOR'S NOTES:

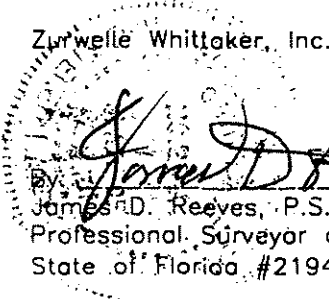
- All bearings are based on the State Plane Co-ordinate System, Florida, East Zone, National Geodetic Survey, 1974 Adjustment.
- Bearings hereon are based on the value of N86°58'06"E for the south line of TRACT D of the amended plat of North Biscayne Beach recorded in plat book 44, page 42, Dade County, Florida.
- Lands shown hereon were not abstracted for easement and/or right-of-way of records.
- Land shown hereon are located in Federal Flood Zone per Community Panel No.120635 0082 J. Dated March 2, 1994.
- Lands shown hereon containing 125,744 square feet, or 5.11 acres, more or less.
- Improvements and/or encroachments not shown unless otherwise indicated.
- Legal description shown hereon based on information furnished by client.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Survey" was made under my responsible charge on 6/17/01, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61g17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

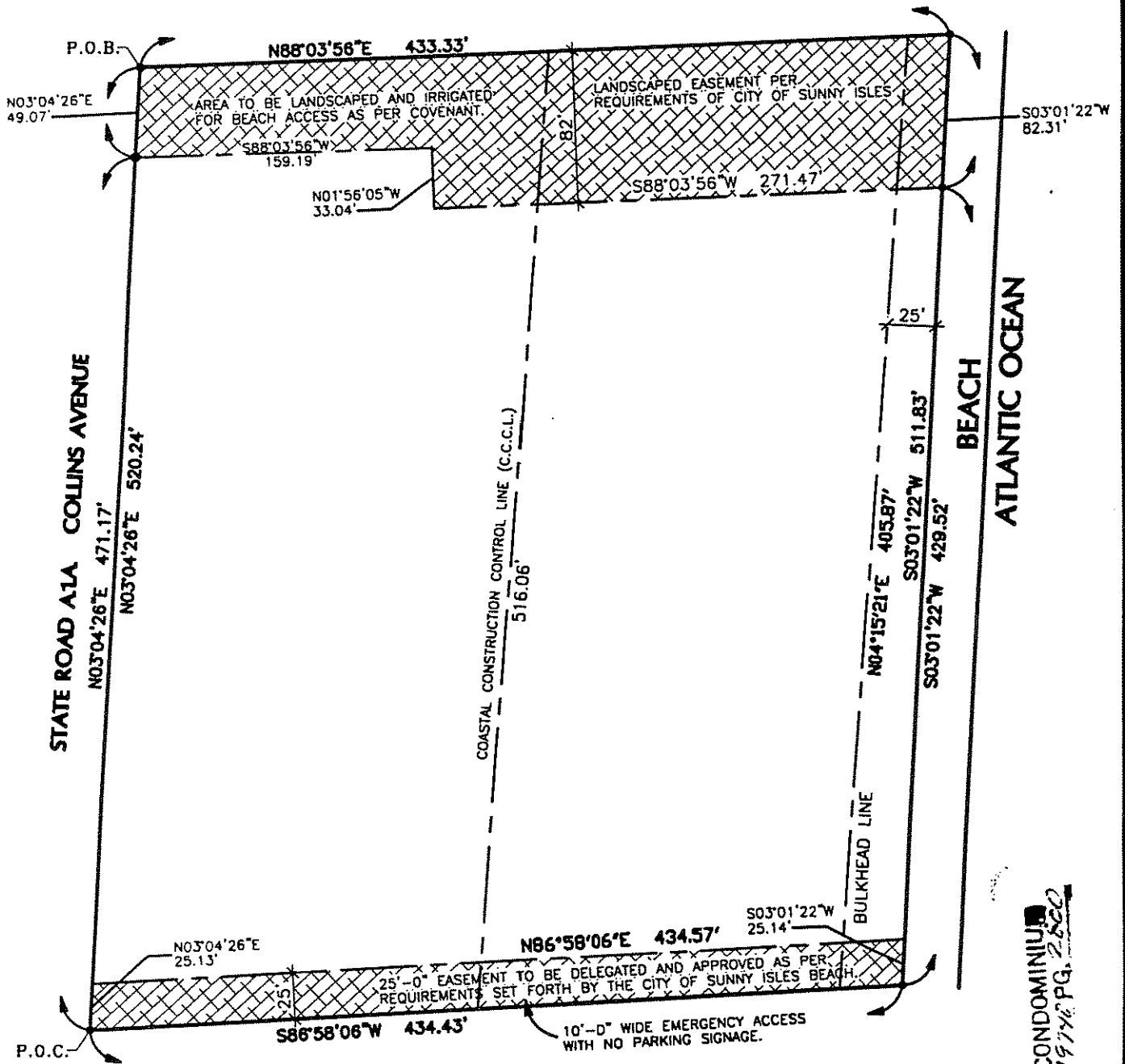
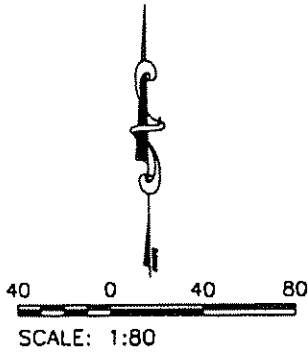
Zurwelle Whittaker, Inc.


By: James D. Reeves, P.S.M.

James D. Reeves, P.S.M.
Professional Surveyor and Mapper,
State of Florida #2194

CERTIFICATION

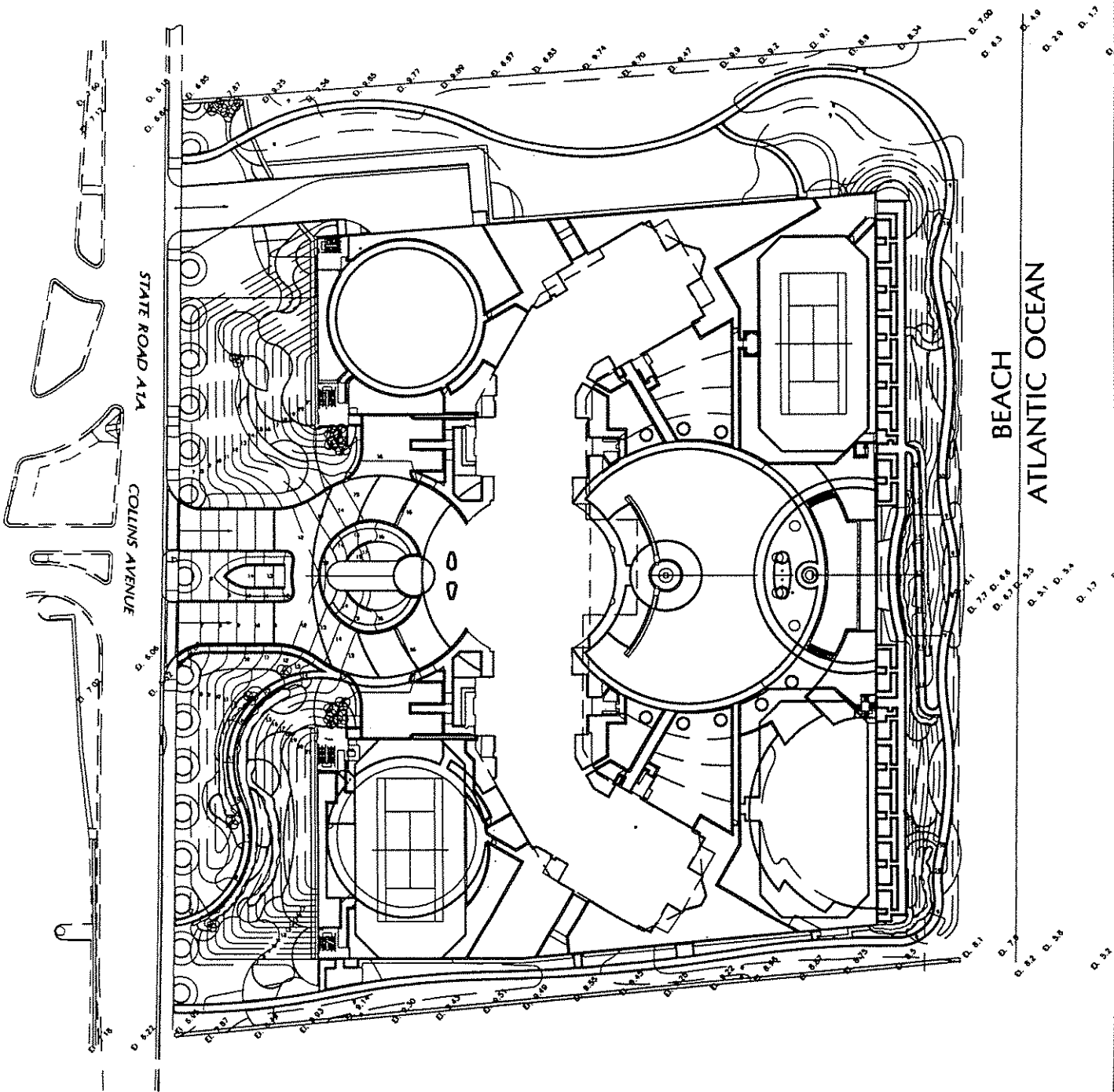
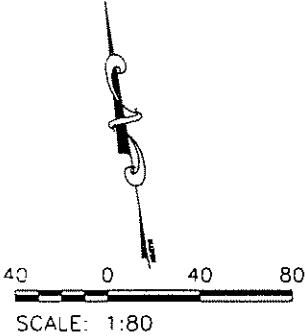
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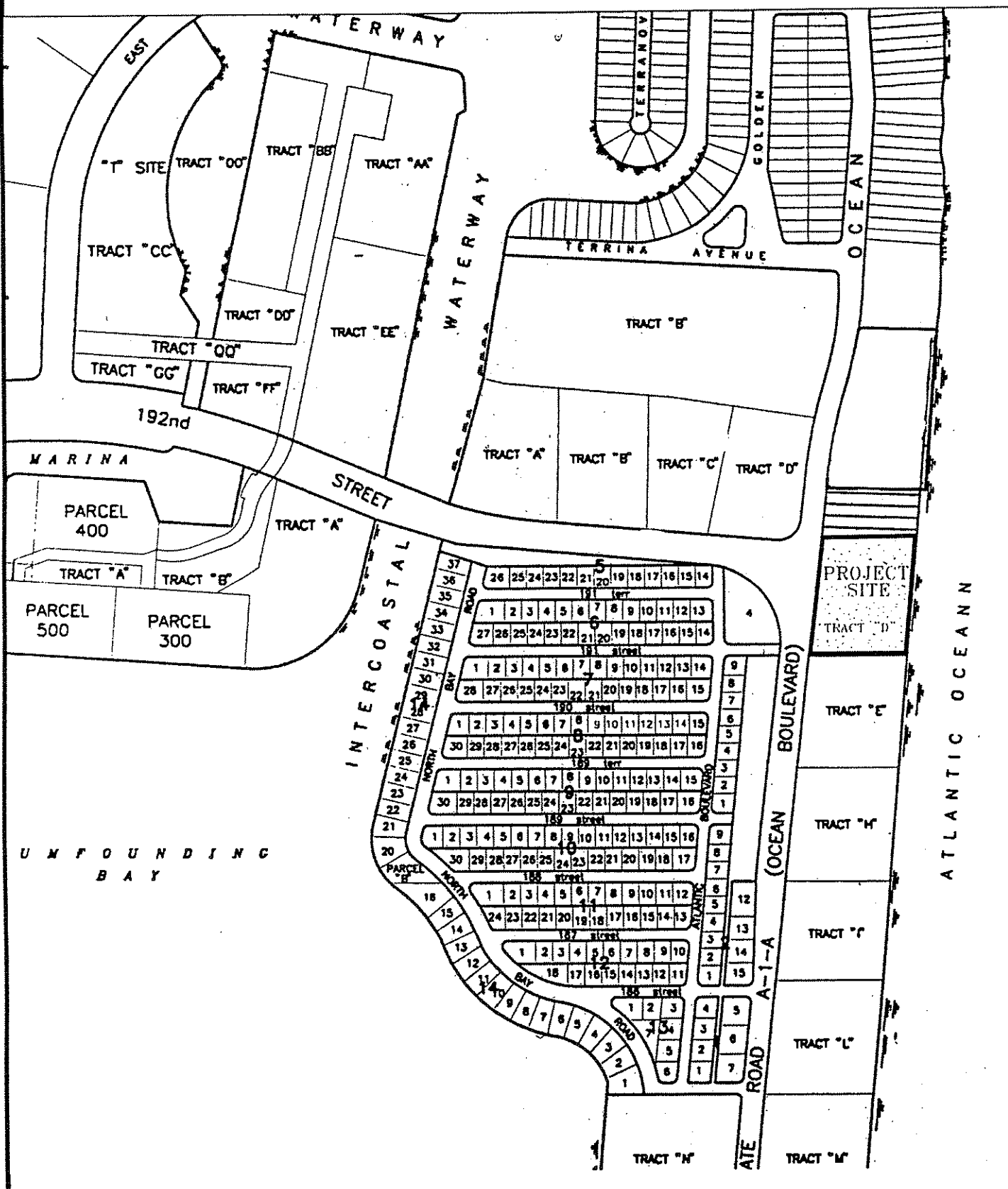
CLERK NOTE:
FOR DECLARATION OF CONDOMINIUM
SEE OFFICIAL RECORD BK. 19740 PG. 2835

SURVEY

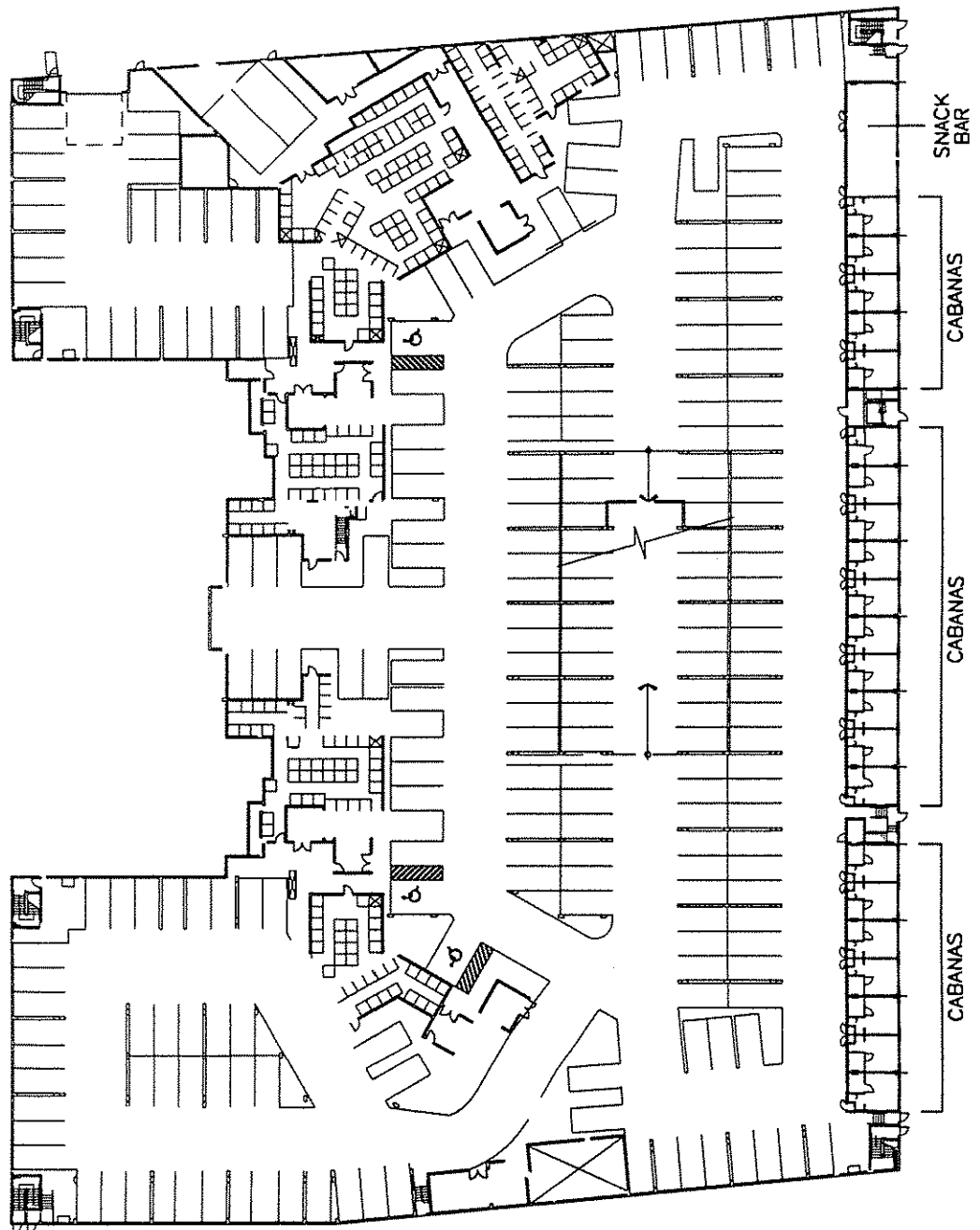
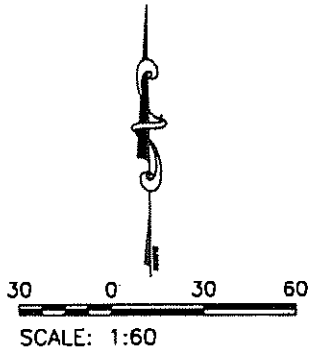
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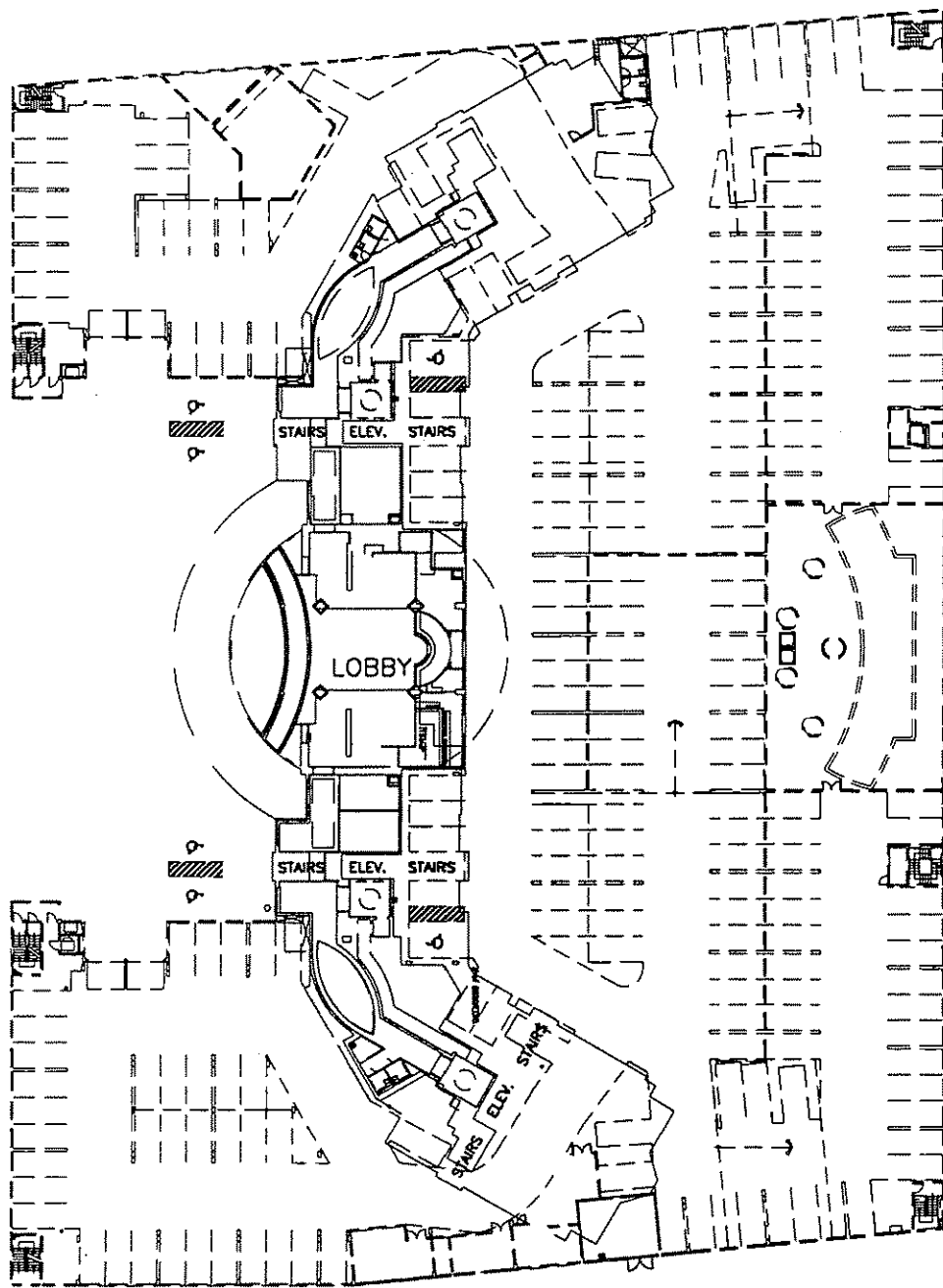
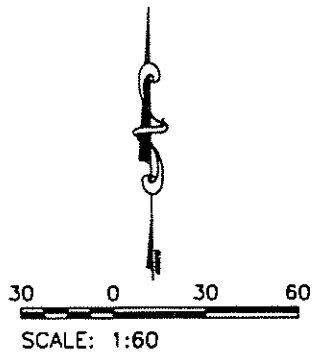
SITE PLAN



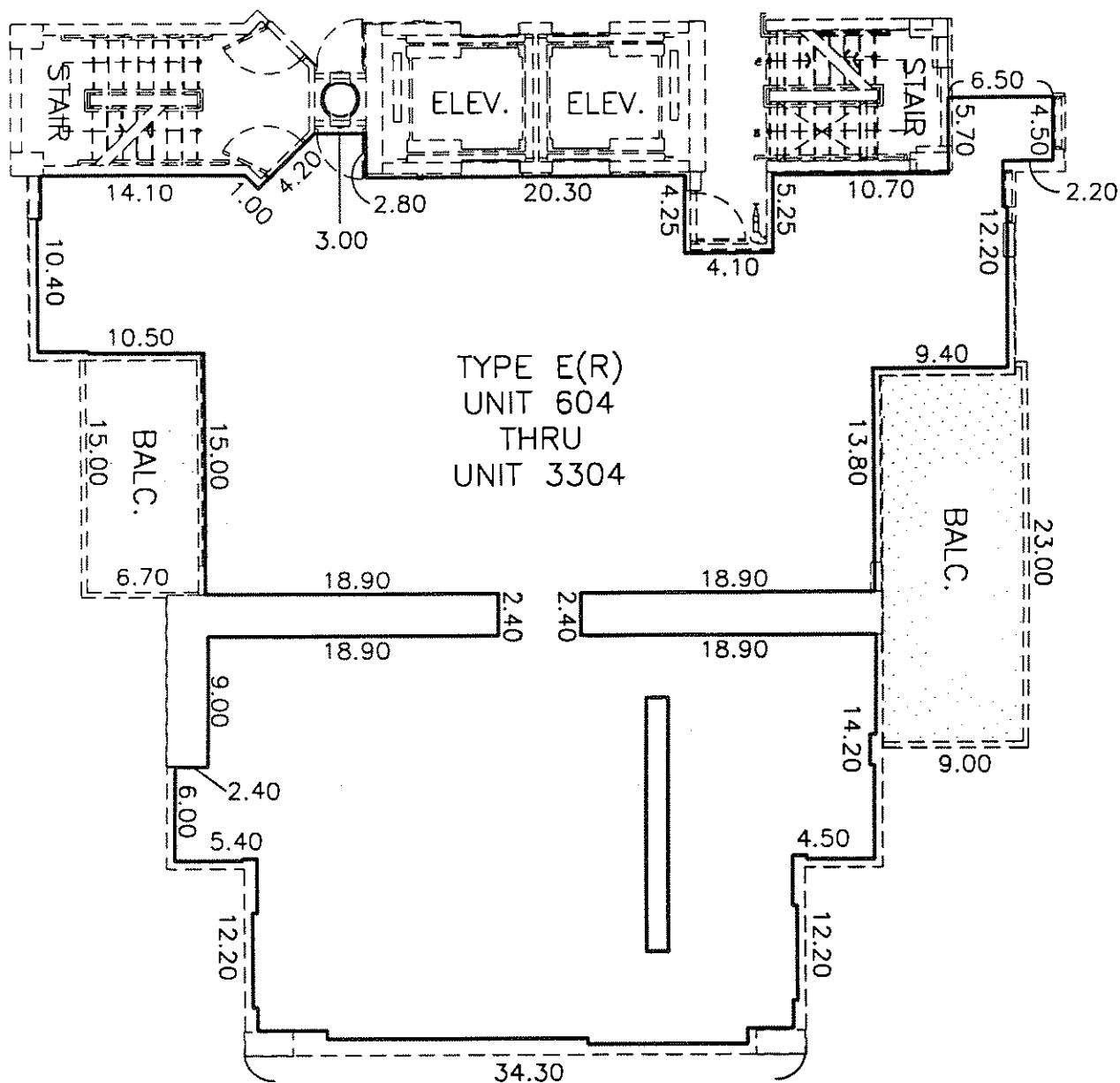
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LEGEND:

- CONDOMINIUM UNIT BOUNDARY LINE
- - - COMMON ELEMENT BOUNDARY LINE
- LIMITED COMMON ELEMENT

NOTES:

Each Condominium Unit consists of the space bounded by the Condominium Unit boundary lines by:
 (a) Upper Boundaries. The horizontal plane of the unfinished lower surface of the structural ceiling of the unit.
 (b) Lower Boundaries. The horizontal plane of the unfinished upper surface of the concrete floor of the unit.
 (c) Perimeter Boundary. The perimeter boundary of the unit shall be the vertical planes of the unfinished interior surfaces of the wall bounding the unit extended to their planar intersections with each other and with the upper and lower boundaries.

There may exist some variation between the proposed improvements and the improvements as constructed.
 Dimensions shown herein may vary due to the construction.
 Dimensions shown herein are in decimal feet.

UNIT 604
thru
UNIT 3304

TYPE E(R)

OCEAN TWO CONDOMIUM

Exhibit "3"

<u>Unit Type</u>	<u>Unit No(s).</u>	<u>% Share</u>		<u>No. Units/Type</u>		<u>Total % Share/Type</u>
	Units ending in 07 on Floors 2 through 39, Units ending in 02 on Floors 2 through 24, LPH2, LPH7 and PH7	0.32570%	x	62	=	20.19340%
C						
C1	PH2	0.44570%	x	1	=	0.44570%
C2	102, 107	0.30860%	x	2	=	0.61720%
	Units ending in 06 on Floors 2 through 32, Units ending in 03 on Floors 2 through 32, LPH3, LPH6 and PH3	0.36860%	x	63	=	23.22180%
D						
D1	PH6	0.45430%	x	1	=	0.45430%
D2	106, 103	0.35140%	x	2	=	0.70280%
	Units ending in 05 on Floors 5 through 32, Units ending in 04 on Floors 5 through 32, LPH4 and LPH5	0.41830%	x	56	=	23.42480%
E						
E1	PH5, PH4	0.52110%	x	2	=	1.04220%
	Units ending in 08 on Floors 2 through 39, Units ending in 01 on Floors 2 through 24, LPH1 and LPH8	0.45680%	x	61	=	27.86480%
F						
F1	PH1, PH8	0.55970%	x	2	=	1.11940%
F2	101, 108	0.45680%	x	2	=	0.91360%
				254		100.00000%

OFF REC 19740 PG. 2892